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city of davis

GENERAL PLAN

Davis -- City planning
City planning -- California

ADOPTED 1973 - REVISED 1974, 1975, 1976, 1977

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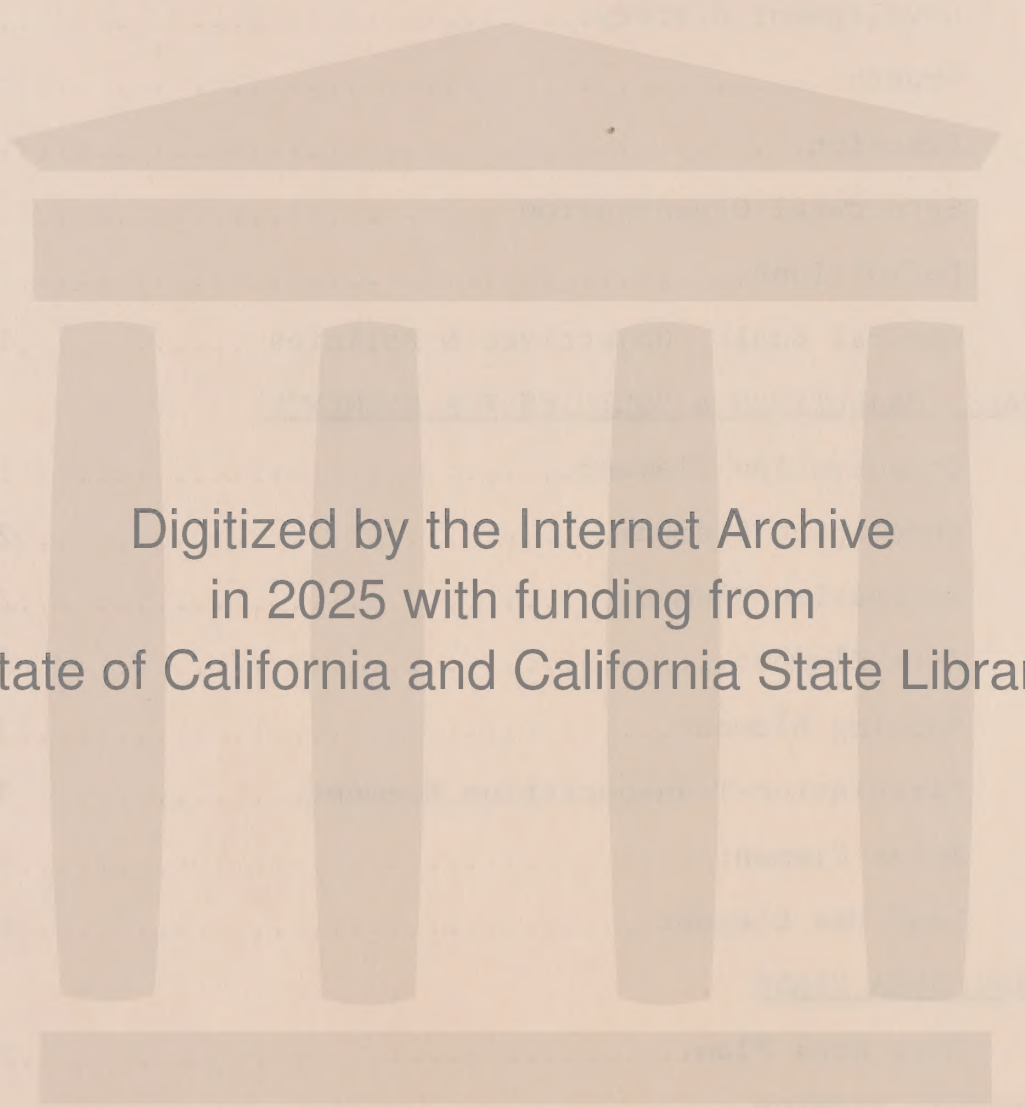
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Vigfus Asmundson	April 1968 - April 1972
Robert N. Black	April 1972 - March 1980
Richard S. Holdstock	April 1972 - April 1976
William D. Kopper	March 1976 - March 1980
Harry Miller	April 1968 - April 1972
Sandy Motley	March 1976 - March 1980
Joan G. Poulos	April 1972 - April 1976
Maynard C. Skinner	April 1966 - March 1974
James L. Stevens, Jr.	March 1974 - March 1978
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Robert N. Black	1976-1978

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James Willett	October 1969 - October 1977
John Williamson	August 1969 - October 1976

+ Resigned

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James Willett 1973
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John Williamson 1975
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INTRODUCTION

DAVIS PROFILE

Davis is primarily a residential community. With the largest proportion of its residents associated with the University in some fashion, its growth has closely paralleled that of the University. Over the years a ratio of approximately two townspeople to one student has been maintained. The most recent official estimated population figure is that of 34,600 city residents in January, 1977 with University enrollment at approximately 17,000.

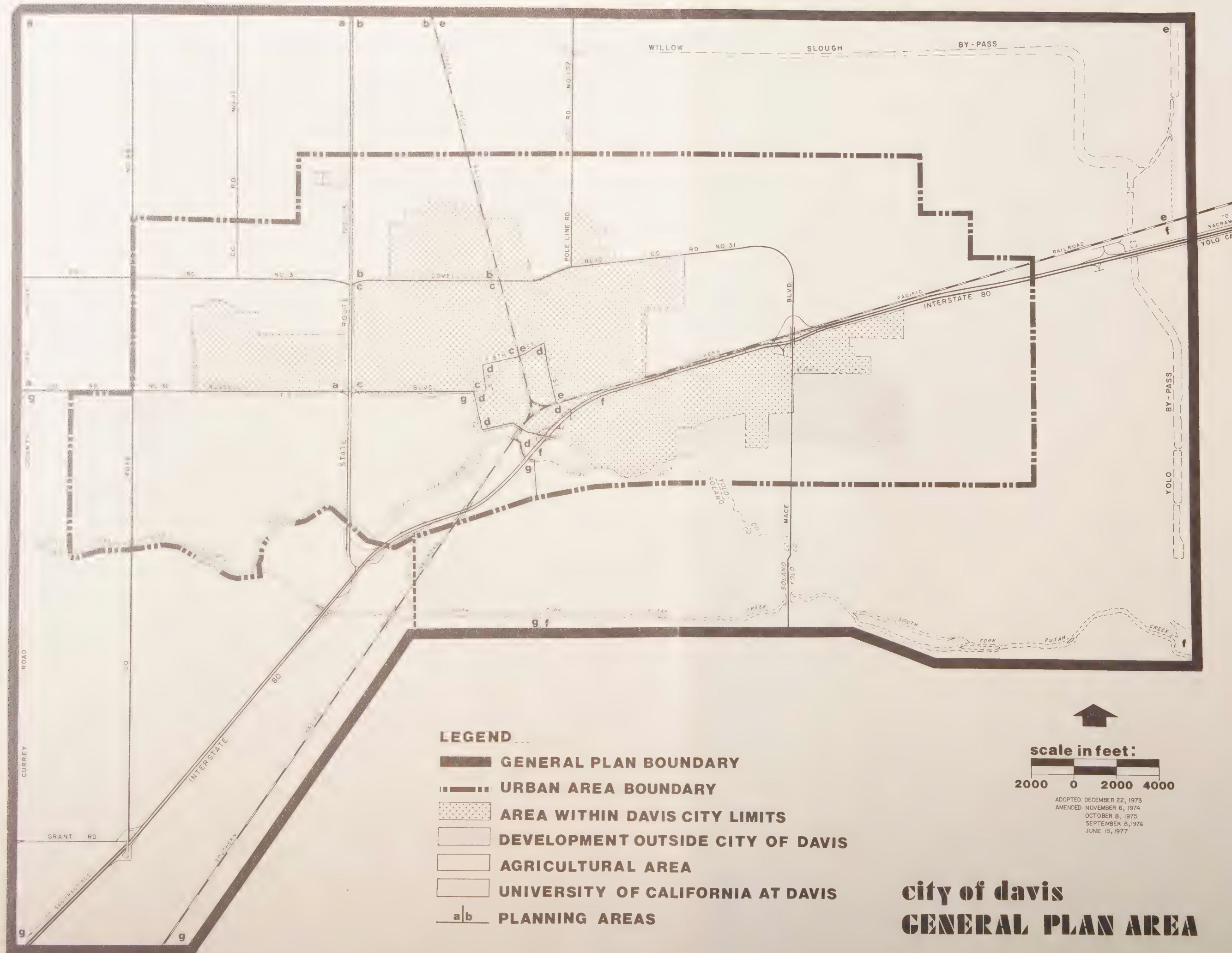
Davis is situated on level prime agricultural land and is approximately six and three-quarters square miles in size. The climate ranges from hot, dry summers to wet, cool winters. Because of the combination of soil and climate, some crops grown in the environs may be harvested as often as three times a year.

The occupational structure of Davis in 1975 was strongly weighted toward professional workers, with over 53% of Davis' employed residents in this classification. Most of these professionals are involved in education (including nine public and several private schools in addition to the University). For the remainder of Davis' working population, approximately 10% are in managerial occupations, 20% in clerical and sales work, 7½% are craftsmen or operatives, and 9% are service workers or laborers. About 40% of Davis households containing employed persons have more than one wage earner.

As a university town, Davis exhibits some special characteristics. The citizens of Davis are desirous of fostering a community atmosphere which welcomes diverse social character, cultures and views. The community is noted for its interest in and support of the arts. Another striking facet is the predominance of bicycles, with over 19,000 registered in Davis in 1977. To facilitate the movement of such a large number of bicycles, the city has developed an extensive system of bicycle lanes and paths. Another special feature is the student-run transportation system using double-deck London buses.

With the University providing on-campus housing for only 3,500 students, the vast majority lives throughout the community. Thus, Davis is predominantly a community of young people and the median age in the City is 23. It is also predominantly white and middle class with few extremes at either end of the economic scale. The median income for the entire planning area in 1975 was \$11,382, with medians in individual planning areas ranging from \$19,552 to \$6,362. The low figure is the median for the area which includes on-campus housing.

As a community, Davis has developed a system of government emphasizing a high degree of citizen participation. Nowhere is this more dramatically illustrated than in the involvement of many citizens in the work of preparing the new General Plan.



LEGEND

- GENERAL PLAN BOUNDARY**
- URBAN AREA BOUNDARY**
- AREA WITHIN DAVIS CITY LIMITS**
- DEVELOPMENT OUTSIDE CITY OF DAVIS**
- AGRICULTURAL AREA**
- UNIVERSITY OF CALIFORNIA AT DAVIS**
- PLANNING AREAS**



ADOPTED: DECEMBER 22, 1973
AMENDED: NOVEMBER 6, 1974
OCTOBER 8, 1975
SEPTEMBER 8, 1976
JUNE 15, 1977

city of davis
GENERAL PLAN AREA

DEVELOPMENT HISTORY

In the early 1970's the citizens and officials of the City of Davis became increasingly aware that the 1958 General Plan, revised in 1961 and 1969, did not adequately address the problems confronting the City. There was serious concern regarding such aspects of the Plan as the large population projections and the lack of measures for assuring low cost housing plus recent State legislation had mandated new elements to be included in general plans.

Thus in the Fall of 1971 the City initiated the process of revision, which evolved into the writing of a completely new General Plan. To insure that the Plan would reflect the desires of the citizens of Davis, the City Council appointed a 110 member Citizens Review Committee. This committee was divided into ten subcommittees to research the various topics to be covered in the Plan. (For a list of the subcommittees and their members see page iv.) The subcommittees submitted their final reports to the Planning Commission in December, 1972. The Planning Commission reviewed the reports with the respective subcommittees during the next six months. These reports together with the Planning Commission recommendations were then forwarded to the Planning Department staff for incorporation into the General Plan. Successive drafts of the Plan were further reviewed and amended by the Planning Commission and the City Council, and several public hearings were held.

The new General Plan was thus the culmination of the efforts of citizens, Planning Commission, City Council and City staff over a period of approximately thirty (30) months. It has been revised since its inception in 1973 as a result of the on-going process of review and updating, which occurred in 1974, 1975, 1976, and 1977 and will continue annually. Additional plan elements have been incorporated as they were adopted.

GROWTH

As has been stated, a major impetus for the revision of the General Plan was the community's realization that new measures were needed to prevent the rampant growth which has troubled so many other cities. There was also serious concern for loss of the prime agricultural land surrounding Davis. It was felt that the City has a responsibility to husband this limited and irreplaceable resource, which is of far more than local value.

In rewriting the General Plan it was neither desired nor intended to create a city so exclusive that none but the affluent could live there. Rather, it was the City's intention to control and limit future growth so as to preserve and enhance the present quality of life and sense of community.

The Citizens' General Plan Review subcommittees discussed the question of growth at some length. The issue most frequently raised was the relation between growth and the desire to maintain and enhance the existing physical and social environment. The problems anticipated as a result of continued rapid population increase included high cost public services, increased tax rates, loss of community identity and displacement of agricultural production. The subcommittees recommended that the city develop stringent standards to which all future developments must conform, in order to lessen the negative impact of anticipated growth. Some also recommended that a ceiling on growth be established, fearing that even under stringent standards unlimited growth would have a negative economic and environmental impact.

The subcommittees evaluated the desirability of various projected population totals for the year 1990 in their recommendations to the Planning Commission and the City Council. In addition, a random sample of 300 Davis residents were surveyed to determine attitudes on various matters including growth. The questionnaire was also distributed to the 110 members of the Citizens Review Committee. Of the 276 randomly selected residents who responded, 74% indicated a preference for a City population of less than 40,000 by 1990. This translates into an urban area population of 45,200. When asked what the City's policy on growth should be, 17.2% wanted to either encourage or strongly encourage growth while 53% wanted to either strongly discourage or discourage growth. Of the remainder, 28.4% wanted to neither encourage nor

discourage growth and 1.4% had no opinion. The Planning Commission next held a public hearing on growth. At this time the Planning Department recommended a population maximum of 50,000 by 1990, this being the number that could be served by the first stage capacity of the sewer plant. At the conclusion of the public hearing, the Planning Commission recommended to the City Council that growth be planned, directed, and controlled in such a manner that the urban area population will not exceed 50,000 by 1990.

Subsequently, the City Council adopted a policy that the goal of the City of Davis is not to exceed an urban area population of 45,000 to 50,000 in 1990. The City will attempt to realize this goal through planning policies which limit additional growth generators where it is desirable and feasible to do so, and which include programs for the control and direction of the growth of the community. The General Plan is designed to provide methods for achieving this goal while at the same time dealing with programs to assure adequate housing for all Davis citizens.

FUNCTION

The General Plan is an expression, in words and maps, of City policy regarding present and future physical development, and social and economic programs, based on the widely-held attitudes and desires of its citizens. It sets forth the guidelines to which all development, both public and private, must conform. The General Plan is the official document governing all City Council, Planning Commission, and administrative decisions regarding zoning, subdivisions, and public improvements.

To implement the General Plan the City of Davis shall adopt Action Programs, which may include Specific Plans as defined under Section 65451 of the Government Code. In addition to the Specific Plans, the City will amend zoning and subdivision ordinances, and pass new ordinances or adopt programs, as it deems necessary to insure implementation of the Plan.

The General Plan and the Zoning Map

When viewing the relationship between the General Plan and the Zoning Map it should be realized that an important time difference is involved. The General Plan is a projection on a long range generalized basis of what the community will become in approximately 20 years. Zoning is immediate and specific and relates to what is planned for approximately the next five years. Therefore, the Zoning Map at any given time may look quite different from the General Plan Map, but will change over the years as the General Plan is implemented in response to the needs of the community. (Amended 1975,1976)

Rezoning in Relation to the General Plan

Any application for rezoning shall follow administrative procedures through public hearings at the Planning Commission and City Council levels.

The question of timing, which applies to the location as well as overall need for a proposed development, is of great importance in rezoning. In any case, land should not be zoned for development more than five years ahead. In the meantime it should be zoned for the appropriate use.

The General Plan must be reviewed periodically for current validity, and amended when necessary. Applications which conflict with the adopted and currently valid General Plan must be denied.

STRUCTURAL ORGANIZATION

GOAL - An expressed definition of an ideal condition
or ultimate purpose

OBJECTIVE - A desired state or condition expressed with
respect to time and in specific and measurable
terms

POLICY - A guide for action toward a goal

ACTION PROGRAM - A course of action based upon established
policies designed to attain a goal

DEFINITIONS

Agricultural Conservation District - A land use designation identifying areas to remain indefinitely in agricultural production

Agricultural Reserve - A prescribed area within which the use of land is suitable for the preservation of natural resources and the managed production of resources including plant and animal life, rivers and streams and banks thereof, scenic, historic or cultural value areas, park and recreation purposes, and areas for the preservation of public health and safety such as earthquake or fault zones, unstable soil areas, flood plains and high fire risk areas (Amended 1975)

Agricultural Reserve Zoning - A zoning classification for the regulation of the use of land to be maintained in agricultural production or open space uses listed in the Agricultural Reserve definition above. This zoning classification will be used both separately and concurrently with Williamson Act Contracts and will therefore be a prerequisite to the establishment of agricultural preserves within which contracts may be entered into under the Williamson Act (Amended 1975)

Automobile Oriented Business - One which requires direct automobile access

Community - The urban area of Davis and/or its residents

Demand - The desire and ability to purchase a commodity or service

Economic Mix - The development in any one planning area of neighborhood of housing in a wide range of prices

Ecosystem - A community of living organisms considered in their interrelationships with one another and with their environment

Greenbelts - Typically turfed areas providing open space, bicycle and pedestrian circulation and recreation

Growth -

- a. External Growth - Growth resulting from activities that are not oriented to the City of Davis and that lead to demand for housing by people whose work or study activities are not focused in Davis

- b. Internal Growth - Natural growth resulting from the planned expansion of housing, facilities and services to meet the needs of those people whose work or study activities are focused in Davis
- c. Growth Generator - An activity or land use that increases the population or causes expansion of urban services

Neighborhood - A geographical section of the City separated by recognizable boundaries, and which should have an internal circulation network and a central focus, such as a shopping center, elementary school or park

Planning Area - A geographical section of the General Plan area designated for planning purposes, sometimes including several neighborhoods

Phasing - Timely scheduling of development as shown on the General Plan Phasing Map unless the public interest dictates otherwise (Added 1975)

Prime Agricultural Lands - (1) "All land which qualifies for a rating as Class I or as Class II in the Soil Conservation Service Land Use capability classification. (2) Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200.00) per acre for three of the previous five years." (Source: Section 51201 of the Government Code)

Region - The Sacramento Standard Metropolitan Statistical Area (SMSA) (Added 1977)

Regional Needs - A fair share of regional growth when viewed in light of sound regional land use and environmental policies (Added 1977)

Sprawl - The uncontrolled spreading of urbanization into nearby undeveloped areas

Study Area - Area for which a detailed study or plan is being developed (Added 1977)

Unitrans - The bus system operated by U.C.D. students

University - University of California at Davis

Urban Area - That area which includes both the incorporated City and the peripheral area outside the City but within the General Plan boundaries, which is or may be developed for urban uses

Urban Reserve - A land use and zoning classification to be applied to properties, presently in agricultural or other open space uses, on which the City plans to allow development sometime in the future. The timing of development is reflected in the phasing plan

GENERAL GOALS, OBJECTIVES & POLICIES ==

GOAL I:

The maintenance and enhancement of the quality of life and sense of community which presently exist in the City of Davis

Objective No. 1: Planning, direction and control of growth in such a manner that the urban area population approximates or is consistent with that generated by internal growth, and in light of regional needs; on the basis of current figures this is estimated to be a maximum of 50,000 population by 1990
(Amended 1977)

Policies:

1. Development of plans and methods to control the amount and nature of growth
2. Development of methods to control external growth

Objective No. 2: Development and maintenance of a quality environment

Policies:

1. Development of standards and procedures necessary to improve and protect environmental quality
2. Adoption and implementation of methods of controlling developments to minimize any adverse effect on the environment

Objective No. 3: Planning to insure a supply of housing for those people whose work or study activities are or have been focused in the City

Policies:

1. Maintenance of a list of existing housing units
2. Determination of the demand for all types and cost of housing
3. Adoption and implementation of methods to assure low and moderate cost housing to meet the need

Objective No. 4: Maintenance of Davis' character as a University oriented community

Policies:

1. Encouragement of University and community ties
2. Encouragement of increased coöperation on a governmental level between the City and the University

Objective No. 5: Prevention of urban sprawl and related problems of inefficient expansion of utilities and other services

Policies:

1. Development of ordinances which control the location, quality and type of land use
2. Development of programs to control intensity of development
3. Identification of methods for creating distinctively well-planned neighborhoods
4. Development of programs to insure the utility systems will be expanded as needed, rather than serve as an inducement to growth

GOAL II:

The conservation of prime agricultural land as a valuable social and economic resource

Objective No. 1: Development of methods to control conservation of prime agricultural land to other uses and encourage its retention as open space

GOALS, OBJECTIVES AND POLICIES FOR ELEMENTS

CONSERVATION ELEMENT ---

The Conservation Element is authorized and mandated by Section 65302 of the Government Code. This section calls for "the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers, and other waters, harbors, fisheries, wildlife, minerals, and other natural resources."

GOAL:

Conservation of the physical environment of the City of Davis in order to enhance the relationship between residents of the City and their physical surroundings, and to enhance the viability of the natural and human ecosystems

General Objective: Education of the citizens of Davis to a greater awareness of man's role in shaping the natural environment in order that they may develop a greater respect for that environment and their relationship to it

Policies:

1. Encouragement of the inclusion of such information in school curricula
2. Preparation and dissemination of appropriate information by the City
3. Involvement of the citizens in programs to implement the goal and objectives of this Conservation Element

WATER CONSERVATION OBJECTIVES

Objective No. 1: Development of City water policies and programs for the management and protection of ground water in order to maintain its quality and quantity

Policies:

1. Determination of the long range water needs of Davis and surrounding areas using the Conservation Element as a guide

2. Maintenance of an inventory of water needs and uses on the basis of different demand sources of the community
3. Determination of the safe yield of the basin, i.e., the extent of the resource
4. Evaluation of ground water resources with respect to quantity and quality and to the possibility of enhancing these resources for greater use by the community
5. Evaluation of the manner and extent to which wastewater can be considered as a resource
6. Determination of potential new sources of water supplies and the feasibility of obtaining and processing them
7. Development of policies and programs to insure that Davis' long-range water needs will be satisfied

Objective No. 2: Enhancement of water quality

Policies:

1. Consideration of all activities in the ground water basin which have the potential of causing a deterioration of ground water quality or quantity, and development of policies and methods by which such activities can be controlled
2. Determination of the type and extent of treatment necessary if wastewaters are to be used as a resource
3. Consideration by the City of softening the community water supply as an alternative to the use of individual exchange units





Objective No. 3: Reduction in water use

Policies:

1. Emphasis on water conservation in City landscaping programs, with employment of alternatives to heavy water using vegetation wherever possible and compatible with horticultural practices



LEGEND:

-  **CLASS I**
-  **CLASS II**
-  **CLASS III**
-  **CLASS IV**

NOTE:
For all areas not shown
refer to Yolo County
Soils Capability Map.

2. Consideration of ground water recharge as a possible use for properly treated wastewater
3. Discouragement of impoundments such as recreational lakes or ponds which seriously affect the water table or have other negative effects
4. Maintenance of lists for citizen use of alternatives to heavy water using plants
5. Consideration of setback and lot size requirements as they relate to water use

SOIL CONSERVATION OBJECTIVES

Objective No. 1: Management and protection of irreplaceable soil resources within the urban area - the soil itself, its fertility and its benefits to man and the ecosystem

Policies:

1. Avoidance of indiscriminate deposit on or burial or incorporation into the soil of environmentally harmful wastes and other substances (examples: petroleum products, excess pesticides and soil sterilants, nitrates and other salts, and other substances in amounts harmful to soil structure, soil organisms or fertility)
2. Avoidance of soil erosion by wind or water through encouragement or requirement of programs which decrease the danger of erosion
3. Minimization of unnecessary compaction of soil by limiting the use of heavy equipment or other compacting forces on unprotected, wet areas
4. Prevention of stratification of soil by controlling fill operations so as to avoid discontinuities in the soil profile (such as areas of coarser soils underlying or overlying finer soils) unless the interface is physically mixed

5. Provision of drainage facilities throughout the City by private or public efforts to avoid harmful effects of uncontrolled run-off on soil and water quality
6. Prohibition or minimization of all threats to the soil resource of the City by control over building and development, land use practices and other operations that might affect that resource

Objective No. 2: Management and protection of prime agricultural soils in order to promote preservation and prevent unplanned, indiscriminate or unnecessary loss of this resource

Policies:

1. Preparation of an inventory of soils in and around Davis to identify prime agricultural lands
2. Preservation to the maximum extent possible of those soils most suitable for intensive agricultural production

BIOLOGICAL RESOURCES CONSERVATION OBJECTIVE

Objective No. 1: Protection and preservation of the habitats and ecosystems of existing natural areas

Policies:

1. Maintenance of an inventory of existing natural areas in and around the City
2. Encouragement of Yolo and Solano Counties to undertake inventories of existing natural areas within their jurisdictions, and to take actions to preserve, enhance and restore such areas
3. Utilization of the parks program, greenbelt programs for subdivisions, special conservation programs and other appropriate means to preserve natural areas

4. Encouragement of the University to establish natural areas on campus and assist in their establishment elsewhere in the community
5. Discouragement of active recreation in and adjacent to natural areas, with consideration of means of controlling over-use
6. Encouragement of alternatives to the use of pesticides and herbicides in and around the City
7. Encouragement of the protection of wild animal and plant species which can coexist with the human population of Davis
8. Preservation and enhancement of natural areas through proper site planning

Objective No. 2: Restoration and enhancement of natural areas

Policies:

1. Cooperation with other governmental agencies, the University, citizens groups and private individuals in restoring examples of ecosystems and habitats in the Davis area which have been lost, such areas to be preserved for scenic or passive recreation
2. Application of the policies enumerated under Objective No. 1 above to restored or enhanced areas
3. Encouragement of a balanced program of use of native and introduced plants in public and private landscaping

Objective No. 3: Enhancement of existing well adapted habitats and establishment of other ecologically adopted habitat types which will contribute to a healthy and pleasingly diverse environment

Policies:

1. Encouragement of the use in the landscaping of homes, businesses and City property (with the exception of street medians) of plant species that can serve wildlife for food, cover and nesting

2. Encouragement of the planting of windbreaks, groves and fence rows in outlying areas
3. Establishment of standards for the landscaping within street right of ways emphasizing natural materials

MINERAL RESOURCE CONSERVATION OBJECTIVE

Objective No. 1: Maintenance of environmental quality through conservation and management of mineral resources within and adjacent to the City

Policies:

1. Recognition that community environmental and social values have first priority and exploitation of mineral resources must not significantly threaten those values
2. Establishment of strict safeguards of environmental quality when permitting sand and gravel operations
3. Establishment of strict environmental safeguards with respect to future development of fossil fuel wells
4. Exploitation of possible other mineral resources to be permitted only under similar strict controls
5. Encouragement of all feasible means of environmentally responsible management of mineral resource located adjacent to the City

ENERGY CONSERVATION OBJECTIVE

Objective No. 1: Conservation and more efficient use of energy

Policies:

1. Provision in City codes for selection of materials and insulation, design and orientation of structures, and construction methods to minimize energy requirements for heating, cooling and lighting
2. Encouragement of provision of shade from trees and other vegetation and minimum use of pavement in order to reduce cooling energy demands

3. Encouragement of the use of modes of transportation other than automobiles and trucks

CLIMATIC CONSERVATION OBJECTIVES

Objective No. 1: Enhancement of the micro-climate through the restoration and maintenance of an optimal climatic setting

Policies:

1. Encouragement of widespread use of trees as windbreaks
2. Minimization of the use of pavement to help reduce summer temperatures
3. Development of guidelines for site planning to maximize the effects of cooling southwest winds
4. Encouragement and development of well located green open spaces

Objective No. 2: Restoration and maintenance of a high level of air quality

Policies:

1. Encouragement of wide use of bicycles and foot traffic
2. Determination of feasibility of public transit within Davis
3. Circulation planning to reduce the automobile traffic on streets in residential areas
4. Planning that de-emphasizes the use of the automobile
5. Investigation of the feasibility of City sponsored conversion of public and private automobiles to nonpolluting fuels
6. Establishment and enforcement of performance standards to which all land uses must conform

CULTURAL RESOURCES CONSERVATION OBJECTIVES

Objective No. 1: Preservation and restoration of historic features of the Davis area

Policies:

1. Maintenance of an inventory of buildings and other objects of historic significance
2. Consideration of zoning, historic property contracts, easements, direct purchase, etc. to preserve historic features within the City
3. Encouragement of the restoration of historic buildings and their development for uses compatible with their value as historic features
4. Encouragement of public awareness of the significance of historic features of the area
5. Encouragement of appropriate monuments, plaques, displays, etc. to publicize historic sites and their significance
6. Encouragement of Yolo and Solano counties to preserve and develop historic features within their jurisdictions

Objective No. 2: Preservation and development of archaeological sites in the Davis area

Policies:

1. Maintenance of an inventory of known archaeological sites in the immediate area
2. Protection of unexcavated sites until they can be properly excavated, including any discovered during City or private construction projects
3. Consideration of reconstruction of archaeological sites in City parks, on school grounds, in open space areas or other suitable locations where they can serve an educational purpose
4. Development of interpretive displays, markers, pamphlets etc. for archaeological sites located in the area

5. Encouragement of Yolo and Solano counties to inventory, identify, protect and develop archaeological sites within their jurisdictions

SCENIC RESOURCES CONSERVATION OBJECTIVES

Objective No. 1: Maintenance and development of the scenic features of the City

Policies:

1. Consideration in the review of development proposals of the preservation of views such as of the Sierra and Vaca Mountains
2. Consideration of the use of suitable measures to provide or improve such views from parks and other public lands

Objective No. 2: Preservation and maintenance of a desirable number and quality of trees throughout the City

Policies:

1. Periodic review of the street tree program
2. Preparation of information regarding trees adaptable to Davis' climate and water, and the City's policy with regard to tree planting
3. Control by ordinance of the cuttings and maintenance of public and private trees

CONSERVATION AND RECYCLING OF NON-RENEWABLE MATERIALS

Objective No. 1: Reduction in the consumption of non-renewable resources

Policies:

1. Identification of threatened non-renewable resources
2. Development of alternatives to consumption of non-renewable resources
3. Encouragement of state laws and local ordinances regarding restrictions of throwaway bottles and cans

4. Support State and City control of the types of containers sold in Davis so as to increase recycling
5. City encouragement and support for State legislation in this regard

Objective No. 2: Development of City-wide recycling programs

Policies:

1. Determination of the need for a recycling program
2. Identification of items to be recycled
3. Encouragement or requirement of the recycling of the items so identified

OPEN SPACE ELEMENT ---

The Open Space Element is authorized and mandated by Section 65560 of the Government Code. This section defines open space land as "Any parcel or area of land or water which is essentially unimproved and devoted to an open space use as herein defined. Open space use means the use of land for

1. Public recreation
2. Enjoyment of scenic beauty
3. Conservation or use of natural resources or
4. Production of food or fiber."

The scope and nature of the Open Space Element developed from consideration of local environmental problems and from estimations of the public and private open space the community has and wants to have. It thus encompasses a formulation of goals, objectives and policies in accord with the values and patterns of usage determined by the people, with consideration of age and socio-economic groups

GOAL:

The creation, acquisition and preservation of open space

Objective No. 1: Maintenance of community scale and identity

Policies:

1. Identification of open space areas which may be used to prevent the blending of distinct urban areas
2. Development of methods of controlling urban expansion

Objective No. 2: Maximization of opportunities for future decisions on urban growth

Policies:

1. Identification of existing open spaces which are threatened by urban expansion
2. Avoidance of premature commitment of potential open space lands to other uses by timing the development of public facilities and services to guide rather than to precipitate growth

3. Development of methods of preserving open space

Objective No. 3: Achievement of a sense of natural openness as an integral part of urban surroundings

Policies:

1. Development of programs to insure that various types of open space are available and reasonably accessible for people of all ages and social and economic groups, and for all geographic areas of the community
2. Investigation of methods to provide for the integration of public and private open spaces in each development

Objective No. 4: Coordination of the location and development of open spaces with other land uses so that they enhance one another and together contribute to a satisfying urban environment for the people of the community

Policies:

1. Relation of the amount and type of open space to the present and future needs of the City and its population
2. Acquisition of open space lands in advance of development in order to facilitate site planning for future development
3. Assignment of equal priority to programs for acquisition, development and maintenance of open space land in established areas to that given programs for advance acquisition in less developed areas

Objective No. 5: Establishment of policies and plans relating to open space which will offer the greatest benefit return to the community

Policies:

1. Acquisition of open space lands in advance of development in order to take advantage of reasonable land costs
2. Planning with sufficient flexibility to take advantage of financial opportunities which might arise

Objective No. 6: Preservation and conservation of natural features, resources and amenities, and expansion of resources and similar assets as the City grows in order to maintain and enhance its unique character

Policies:

1. Preservation of open lands in their natural state in order to insure their maintenance as wildlife and fish habitats, natural drainage areas, and areas of passive recreation and outdoor education
2. Preservation and enhancement of the community's natural resources in acquiring and planning parks and other open spaces

Objective No. 7: Preservation of options with regard to agricultural land, considering it for other uses only when it demonstrated that it is required to meet the internal needs of Davis citizens and then only to the extent necessary

Policies:

1. Avoidance of premature commitment of agricultural lands to other uses by timing the development of public facilities and services to guide rather than to precipitate growth
2. Consideration of the unique quality of prime agricultural land when weighing the decision to commit such land irreversibly to other uses
3. Basing of decisions to rezone open space and agricultural lands on a careful evaluation of land use capabilities and resources in the Davis area, as well as on the environmental and economic consequences of the proposed zoning change

4. Rezoning of open space or agricultural lands for other uses based on community needs and the amount of land already zoned for development

Objective No. 8: Development and expansion of recreational open space land and facilities in order to provide for the happiness, health, safety and well being of each member and segment of the community

Policies:

1. Determination of the demand for recreational open space by area and needs of residents
2. Development of programs to insure adequate recreational open space to meet the public demand
3. Development of programs to create needed small open spaces

Objective No. 9: Establishment of policies and plans relating to private open spaces

Policies:

1. Development of standards to insure that necessary amounts and types of open space are available for each Land Use category



LEGEND:

■ CONSERVATION AREA

■ FLOOD PRONE AREAS PRIOR TO DAM CONSTRUCTION

■ FLOOD PRONE AREAS

0 ■ HISTORICAL SITES (see text)

**city of davis
CONSERVATION
AND FLOOD PRONE AREAS**

RECREATION ELEMENT ---

This Recreation Element is intended to encompass diverse recreational facilities and activities. Recreation is defined as the self-rewarding voluntary use of leisure time for the refreshment, diversion or renewal of the individual. Therefore, programs shall determine facilities, with emphasis on activities, planned in conjunction with local schools, to develop life-long skills in a planned, sequential program

GOAL:

The continuing creation and maintenance of an environment that encompasses areas, facilities and activities to meet the diverse recreational needs of Davis residents

Objective No. 1: Acquisition and development of sufficient lands to meet the recreational needs of the citizens

Policies:

1. Development of standards for the acquisition, maintenance and renovation of parks to serve the needs of all Davis residents
2. Determination of the types and sizes of parks, and areas to be served by each

Objective No. 2: Creation of a series of parks that serve as focal points for the surrounding neighborhoods

Policies:

1. Centralization of such parks within a neighborhood
2. Provision for indoor and outdoor activities and programs directed toward the needs of the neighborhood served
3. Provision for a continuous system of interconnected bikeways in and out of the City for both transportation and recreation use

Objective No. 3: Protection and preservation of natural habitats existing with the City to provide wilderness areas, with a minimal number of appropriately designed facilities compatible with a wild area

Objective No. 4: Creation of programs and facilities to enrich the lives of all the City's residents

Policies:

1. Provision for programs emphasizing man's innate creativity and need for self-expression and recognition
2. Coordination of recreation programs with other City programs

Objective No. 5: Construction of parks with originality and innovation in design that will provide challenge and self-renewal to the viewer and user

Policies:

1. Investigation of alternative methods of park design
2. Investigation of feasibility of establishing neighborhood design standards through pre-planning of neighborhoods with parks

Objective No. 6: Provision of adequate shade in Davis parks through the use of shade trees and/or manmade shelters

Policies:

1. Provision for a two-step tree planting program with fast-growing, if less desirable shade trees intermixed with more desirable, slow-growing shade trees
2. Construction of shelters, such as arbors, lattice work canopies, canopies, etc. in conjunction with the planting of trees for future shade

3. Location and construction of facilities with concern for factors of wind protection, aesthetics and shade, such as covered or shaded benches, picnic and B.B.Q. areas, playground equipment, and spectator areas, including the construction of shelters

Objective No. 7: Development of parks with night use capability

Policies:

1. Development of night use standards to be incorporated in overall park standards
2. Provision of sufficient night lighting, with attention to the rights of surrounding residents

Objective No. 8: Provision of adequate furnishings in parks for the maximum comfort of the user

Objective No. 9: Inclusion where appropriate of bike-ways, walkways and equestrian trails in parks

Policies:

1. Development of park plans to provide for accessibility by all modes of transportation
2. Provision for recreational walking, bicycle riding and horseback riding

Objective No. 10: Encouragement of involvement of citizen groups in the development and maintenance of specialized use areas, such as the landfill areas

Objective No. 11: Provision of programs and activities designed to meet the recreational needs of the residents of Davis

Policies:

1. Provision of programs and activities to meet the needs of the City as a whole as well as those of specific interest groups
2. Periodic community evaluation to insure that programs and activities continue to meet the changing needs and interests of the community

ARTS ELEMENT

The Arts Element is intended as a recognition of the need for the City of Davis to accept a fair share of the responsibility for the artistic and cultural development of its citizens. The Arts are a creative means of self-expression and understanding consisting of the general areas of visual arts, performing arts, and literary arts. Art programs and facilities should be designed to encourage the active participation of all the citizens in this valuable aspect of their daily lives.

GOAL:

To provide opportunities for the artistic and cultural development of its citizens

Objective No. 1: To develop and maintain an environment that encourages diverse program activity in the Arts

Policies:

1. Provide through an advisory Arts Commission a forum for arts concerns and recommendations to the elected officials and their staff concerning arts issues
2. Continue the development of the concept of contracting for cultural services with local arts organizations and individual artists
3. Confirm the City's role where necessary in coordinating the diverse arts opportunities offered by the community
4. Encourage citizens to take advantage of the arts programming offered by other agencies and institutions in the community
5. Provide financial assistance whenever feasible to groups or individuals who provide public arts programming to the citizens
6. Encourage University and community cooperation in the programming of artistic and cultural events and opportunities

Objective No. 2: To develop and expand City arts facilities better to meet the needs of the organizations that provide arts services through the use of City facilities

Policies:

1. Encourage cooperative arrangements between the City and other agencies, local, state, and federal, to provide needed arts facilities for the City
2. Encourage the planning and development of new or augmented arts facilities as may be needed

Objective No. 3: To expand the City's role in providing works of art in public places

Policies:

1. Encourage private businesses to display works of art in their public areas as well as encourage private funding in all areas of the Arts
2. Encourage cooperative arrangements between the City and other agencies, local, state, and federal, to provide works of fine art for display in public places

GOAL:

To facilitate the active participation of all citizens in developing their creative skills and an appreciation for the Arts

Objective No. 1: To cooperate with and coordinate efforts between local organizations, private and public educational institutions, in providing a range of experience essential to a well-rounded cultural milieu

Policies:

1. Provide assistance whenever possible to organizations that provide an arts educational experience to the citizens
2. Provide direction, encouragement, and support for the continued development of a variety of arts activities in the City

3. Maintain a wide range of programs that develop the skills of the participants at all levels of creative expression

GOAL:

Acknowledge the accomplishments of those artists who have specialized knowledge and skills of their profession

Objective No. 1: To develop public and private spaces that are compatible with the display of arts works

Policies:

1. Facilitate the utilization of free public exhibition spaces
2. Encourage citizens to view and/or participate in the various local displays of art works
3. Foster private and public funding of art exhibits and performances

Objective No. 2: To encourage the development of spaces that are compatible with the needs of studio artists, craftspersons, and performing artists

Policies:

1. Encourage cooperative funding arrangements to provide suitable space for art studios and rehearsal halls at a rental rate that artists can afford

(Added September, 1976)

HOUSING ELEMENT

The Housing Element is intended to fulfill California State Law, Section 65302 (c) of the Government Code. This section specifies that the General Plan must include "A Housing Element consisting of standards and plans for the improvement of housing and for the provision of adequate sites for housing. This element of the plan shall make adequate provisions for the housing needs of all economic segments of the community."

It is also the purpose of the Housing Element to address the question of community population growth and to identify the impact which an increased population has upon the character and amenities of residential life within the community.

GOAL:

The provision of sound housing in a suitable environment for those people whose work and study activities are focused in Davis

Objective No. 1: Establishment of methods of limiting growth to that which is necessary and appropriate

Objective No. 2: Promotion of an economically and socially integrated community through the provision of a choice of housing for people of all income levels within each planning area

Policies:

1. Dispersal of low, moderate and high cost housing throughout each planning area
2. Planning of developments to offer a full spectrum of housing in terms of design, type, cost, and suitability for a variety of life styles in each planning area
3. Investigation of the feasibility of subjecting all new and existing developments (including subdivision maps proposing five or more single family detached housing units) to the restrictions and the design review process of Planned Developments

Objective No. 3: Provision of an adequate supply of housing for students

Policies:

1. Determination of the demand for various types of student housing
2. Investigation of means of encouraging builders to provide a variety of choices in housing for students
3. Review of City codes related to the regulation of student-oriented housing
4. Continuing consultation with the University regarding building of additional campus housing for students
5. Determination and maintenance of an acceptable vacancy rate for housing units

Objective No. 4: Provision of an adequate supply of housing for senior citizens

Policies:

1. Determination of the demand for various types of senior citizen housing
2. Investigation of means of encouraging builders to construct housing suitable to the varied needs of senior citizens

Objective No. 5: Provision of an adequate supply of housing for all people of low income in the City of Davis

Policies:

1. Active pursuit of subsidized housing for all citizens of low income
2. Encouragement, support and requirements of private efforts to provide housing for low and moderate income families and individuals

3. Determination of the availability of government programs to provide housing for people with low income
4. Provision of information and assistance by the City staff in the relocation of persons displaced by changing land uses

Objective No. 6: Maintenance of existing residential units in a safe and healthy condition as an aid to preserving an adequate housing supply

Policies:

1. Establishment, as feasible, of periodic inspection of all Davis housing
2. Determination of methods of rehabilitating substandard structures

Objective No. 7: Prevention of blighted areas throughout the City through the establishment of a program for rehabilitation or demolition of substandard structures

Policies:

1. Identification of all substandard structures
2. Establishment of incentives for the maintenance of private property
3. Establishment of maintenance criteria for rental housing

Objective No. 8: Achievement of an orderly pattern of residential development, with due consideration for the environment, accessibility, services and facilities, in order to eliminate possible adverse effects of growth

Policies:

1. Preplanning of areas prior to development
2. Planning of housing with regard to total community needs, as for example, circulation patterns, transportation, availability of City services and other public facilities

3. Continuation of liaison and coordination with the University, Yolo and Solano counties, Sacramento Regional Area Planning Commission and the State of California
4. Development of density standards allowing increased density in residential development in order to conserve prime agricultural lands
5. Encouragement of shifts to higher density uses as uses change in older urban areas

Objective No. 9: Enhancement of the quality of life for all Davis residents through the creation and maintenance of well-designed and appropriately served residential environments

Policies:

1. Encouragement of housing plans and subdivisions which facilitate the development of neighborhoods
2. Encouragement of design features which provide for the interrelationships and coordination of the various neighborhoods into a community
3. Identification and preservation of features which are important characteristics of a particular neighborhood as well as of the community as a whole
4. Convenient location within the neighborhood of services meeting the daily needs of its residents (open space, parks, schools, shopping centers)

Objective No. 10: Encouragement of sincere efforts on the part of developers to assist tenants displaced by private projects

Policies:

1. Provision by the City of assistance to the developer and tenant in the relocation of such displaced persons in the form of information regarding housing available throughout the City

Objective No. 11: Development of construction standards that provide for energy conservation



LEGEND:

EXISTING DEVELOPMENT

PHASE NO. 1

PHASE NO. 2

URBAN RESERVE

PHASE NO. 1 LAND WILL BE
DEVELOPED BEFORE PHASE NO. 2

city of davis

DEVELOPMENT PHASING

ADOPTED: DEC. 22, 1977

AMENDED:

CIRCULATION-TRANSPORTATION ELEMENT

The Circulation Element is provided for in Section 65302 (b) of the Government Code. This section calls for "A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities, all correlated with the land use element of the plan." As Davis' size is not large enough to warrant separate elements, these are included in a single Circulation and Transportation Element.

GOAL:

The provision of a balanced, comprehensive transportation and circulation system coordinated with land use that adequately accommodates the total travel needs of the community

Objective No. 1: Provision for mobility for all segments of the community

Policies:

1. Planning and development of convenient and efficient public transit
2. Preservation and expansion of the bicycle circulation systems, including adequate provision for bicycles in all new developments
3. Preservation and expansion of the pedestrian circulation system

Objective No. 2: Minimization of pollution of the environment caused by the total transportation system

Policies:

1. Support and development of effective alternatives to the use of the automobile, such as bicycles and public transit
2. Maintenance of an automobile circulation system consistent with the goal of reduced automobile travel

3. Development of planning policies (such as land uses near freeways, building and site design, etc.) to reduce the impact of transportation generated noise upon adjacent land use
4. Development of control standards for transportation pollutants
5. Development of standards for the depression and/or screening of freeways
6. Development of standards for the synchronization of traffic signals

Objective No. 3: Improvement of the safety, efficiency and convenience of all modes of transportation

Policies:

1. Encouragement of the use and enhancement of the safety of public transit through the location and design of transit facilities
2. Coordination of intracity and intercity public transit within the region and with other forms of transportation such as air and rail
3. Provision for the safe use of all circulation systems by the handicapped through the imposition of design standards that recognize their needs
4. Minimization of conflict between vehicular, pedestrian and bicycle traffic

Objective No. 4: Development of circulation and transportation plans as part of a total land use plan

Policies:

1. Coordination of the total transportation-circulation system with the Land Use Element
2. Location, operation and maintenance of transportation facilities so that they are compatible with adjacent areas
3. Development of circulation and transportation standards that serve the needs of the area

Objective No. 5: Development of realistic parking standards

Policies:

1. Consideration of de-emphasis on the use of the automobile when setting parking standards
2. Consideration of reduced parking requirements to encourage non-auto use developments





- LEGEND:**
- EXISTING UNITRANS ROUTES
 - - - PROPOSED UNITRANS ROUTES
 - EXISTING UNITRANS STOPS
 - ◆◆◆ AMTRAK ROUTE
 - GREYHOUND BUS TERMINAL (Temporary)

city of davis
TRANSIT CIRCULATION



- LEGEND:**
- FREEWAYS-INTERSTATE 80 & ST. ROUTE 113
 - MAJOR ARTERIAL
 - MINOR ARTERIAL
 - PROPOSED MAJOR ARTERIAL
 - PROPOSED MINOR ARTERIAL
 - PROPOSED MAJOR ARTERIAL (AFTER 1990)
 - PROPOSED MINOR ARTERIAL (AFTER 1990)
 - CORE AREA PLAN
 - UNIVERSITY AVENUE PLAN
 - OLIVE DRIVE PLAN

NOTE:
Auto Circulation south of Hutchison Drive is shown on General Plan Area Map.

city of davis
AUTO CIRCULATION

NOISE ELEMENT

Section 65302(g) of the California Government Code requires a Noise Element in every city's General Plan. This element must "quantify the community noise environment in terms of noise exposure contours for both near and long term levels of growth and traffic activity. Such noise exposure information is to become a guideline in land use decisions, and to provide baseline levels and noise source identification for local noise ordinance enforcement."

GOAL:

The maintenance and enhancement of the quality of life and protection of citizens' health and welfare by minimizing the harmful and disturbing effects of noise on people, and by alleviating presently existing noise problems.

- General Objective No. 1: Reduce sound-levels to below the point at which they become physically harmful
- General Objective No. 2: Protect people from noises with recognized disturbing characteristics which interfere with sleep, speech, work, relaxation, study, or a need for privacy
- General Objective No. 3: Create an atmosphere where there can be periods of quiet within the community

RESIDENTIAL AND OTHER SENSITIVE-LAND-USE OBJECTIVES

- Objective No. 1: Provide for a suitable environment and enhancement of quality of life by specifying acceptable noise-levels in residential, hospital, rest-home, convalescent home, and hotel and motel interiors, which will allow for free flow of conversation at normal speaking ranges, for undisturbed sleep, study, work, relaxation, and protection of privacy; and by specifying exterior noise-levels which do not significantly interfere with speech

Policies:

1. Make planning and zoning decisions which:

- a. Result in all new residential and other sensitive land uses being adequately protected or located away from incompatible major noise sources such as major transportation routes and facilities and many industrial and commercial uses
 - b. Adequately protect exterior yard areas from excessive noise levels from major sources
2. Design all new residences, hotels, motels, and other sensitive-use structures adjacent to or near major traffic carrying roads in such a way that peak interior sound does not exceed maximum acceptable levels
3. Design all new residential development and other sensitive land uses adjacent to railroads in such a way that interior noise-levels from railroads do not exceed maximum acceptable peaks
4. Plan and design residential and other sensitive land uses so as to minimize the adverse noise effects of the airports
5. For protection of the University Airport and City residents, new residential development and other sensitive land uses other than properly insulated motels and hotels should not be permitted within a present or projected community-noise-equivalent-level (CNEL) contour of 65dBA around the airport (other land use considerations involving safety of residents must also be considered in this regard)
6. Within a CNEL contour of 55 dBA around the airport, residential and other sensitive land uses should be discouraged, for protection of the airport and of residents. If such uses are allowed, buildings should be insulated to acceptable levels
7. Coordinate with the University so as to minimize the adverse noise effects of the University Airport
8. Where new residential development or other sensitive land uses are proposed near existing or planned commercial or industrial areas, determine or estimate peak noise-levels of or related to the affecting industrial or commercial establishments, and protect residential structures so as to limit noise peaks from such establishments to maximum acceptable levels

9. Protect privacy within each living unit of multi-unit dwelling complexes, including apartments, hotels, and motels, by appropriate design and construction techniques
10. Restrict amplified sound affecting any public street or sidewalk to levels below that at which physical harm may occur
11. Restrict amplified sound (other than inside sound-source residences) in all residential and other sensitive-land-use areas to acceptable levels and to appropriate times
12. Prohibit noisy recreational activities such as firearms practice and use of motorcycles, mini-bikes, go-karts, and motorized model airplanes in any areas except where authorized by the City
13. Provide, when practical and desirable, facilities for legitimate noisy outdoor recreational activities, in areas sufficiently isolated or buffered from residential and other sensitive-land-use areas to avoid adverse noise impacts
14. To the degree feasible, prevent pets and livestock from causing adverse noise effects in residential and other sensitive-land-use areas
15. Restrict to reasonable hours all noisy construction and maintenance activities, trash and garbage collection, and use of noise power tools in residential and other sensitive-land-use areas

COMMERCIAL AND INDUSTRIAL LAND USE OBJECTIVES

Objective No. 1: Meet Land Use Element Objective No. 2, "Control of the impact of each type of land use upon the City as a whole and of the various uses upon one another," by preventing adverse noise impacts on more sensitive-land-use areas

Objective No. 2: Prevent adverse noise impacts by individual commercial and industrial land uses upon other land uses

Policies:

1. Design or locate all new commercial or industrial developments to ensure that existing or planned residential or other sensitive land uses are not adversely affected by noise from such developments

2. Design or locate every new commercial or industrial enterprise to ensure that other existing or planned commercial and industrial land uses are not adversely affected by noise from such enterprises
3. Locate new industrial zones in areas with easy truck and/or automobile access, on major traffic arterials, to minimize truck routes having to pass through sensitive-land-use areas
4. Alleviate existing noise-related land-use conflicts as soon as feasible alternatives can be worked out or become available
5. Prohibit use of sound which is disruptive to the public health, safety or welfare, for outdoor commercial advertising in public places

(Added February, 1977)



city of davis
NOISE CONTOUR

LEGEND
56 random sample average level
50 calculated contours rr and fwy

LAND USE ELEMENT

Section 65302 (a) of the Government Code requires the General Plan to include "A land use element which currently designates the proposed general distribution and general location and the extent of the uses of the land for housing, business, industry, open space, including agriculture and natural resources, recreation and enjoyment of scenic beauty, education and public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas."

GOAL:

The distribution of land uses commensurate with the locational, qualitative and quantitative needs of Davis

Objective No. 1: Designation of sufficient but not excessive areas of land to meet the projected needs within each land use category

Policies:

1. Determination of the amount of land needed in each category of use
2. Designation of areas suitable for each particular land use

Objective No. 2: Control of the impact of each type of land use upon the City as a whole and of the various uses upon one another

Policies:

1. Determination of the type, degree and quality of impact associated with each land use
2. Establishment of methods of mitigating negative impacts

3. Identification of possible conflicts between various goals and objectives and land use policy
4. Consideration of University of California Davis airport flight patterns in connection with planning in the area

Objective No. 3: Establishment of internally consistent planning areas within the larger community boundaries

Policies:

1. Delineation of specific planning areas
2. Designation of land uses within each planning area
3. Determination of type and degree of facilities and services needed within each planning area
4. Development of methods to control the location, size and timing of public facilities in order that planning for such facilities precedes development within the planning area

Objective No. 4: Planning for the location and development of neighborhoods within the planning area

Policies:

1. Determination of the boundaries of specific neighborhoods with regard to their sizes and location
2. Determination of facilities needed in neighborhoods

Objective No. 5: Prevention of noncontiguous developments

Policies:

1. Recognition that noncontiguous development is undesirable
2. Development and improvement of methods to prevent noncontiguous development

Objective No. 6: Development of plans for various land uses to include staff studies of the demand for such uses, of the impact in each case of such uses, and of methods of mitigating any negative impact

RESIDENTIAL OBJECTIVES

Objective No. 1: Provision for the appropriate distribution of land for needed residential uses

Policies:

1. Determination of the need for each type of residential unit
2. Development and improvement of methods of controlling the number and location of residential units

Objective No. 2: Prevention of encroachment of incompatible land uses upon one another

COMMERCIAL OBJECTIVES

Objective No. 1: Maximization of the availability of commercial services and facilities to meet the needs of the citizens of Davis

Policies:

1. Determination of goods and services needed in the community
2. Active encouragement of their availability
3. Consideration of modification to the Commercial Neighborhood Ordinance to introduce greater flexibility for meeting neighborhood commercial needs

Objective No. 2: Concentration of shopping and financial services shall be in the Core Area

Objective No. 3: Planning for the proper development of the Core Area with consideration of aesthetic, social, historic and economic aspects

- Objective No. 4: Planning for proper location and size of neighborhood convenience shopping facilities to serve the daily needs of the residents of the neighborhood
- Objective No. 5: Planning for appropriately located automobile-oriented businesses of various types
- Objective No. 6: Planning for adequate professional and administrative office facilities

INDUSTRIAL OBJECTIVES

- Objective No. 1: Development of industrial activities suitable for Davis

Policies:

1. Development of industries which are favorable economically and environmentally, and which will help to balance the community, increase the tax base and expand employment opportunities
2. Development and enforcement of stringent performance standards related to the construction and operation of industrial facilities

PUBLIC FACILITIES OBJECTIVES

- Objective No. 1: Planning and development of a new Civic Center that will serve as a community center

Policies:

1. Location within the Civic Center of all policy making and administrative offices of the City government, as well as all those to which public access is frequently necessary
2. Consideration of location of facilities for other branches of government within the Center such as County offices, particularly court facilities

Objective No. 2: Provision of properly located school sites to meet the needs of the community

Policies:

1. Identification of the demand for various types of educational facilities
2. Coordination of the location of schools with other land uses

Objective No. 3: Coordination of library facilities including branch libraries and mobile units according to need and feasibility

Objective No. 4: Provision of adequate fire protection facilities, properly located in accordance with the City's growth

Objective No. 5: Provision for the expansion as necessary of the corporation yard

Policies:

1. Periodic review of the location of the corporation yard
2. Determination of the feasibility of joint usage of this facility by other public entities

Objective No. 6: Coordination of expansion of sewage disposal and solid waste facilities with the planned growth of the City

Objective No. 7: Provision of adequate water and drainage facilities

Policies:

1. Development of plans to control the location and timing of these facilities based on the Land Use Element
2. Development of drainage and water facilities which are consistent with the Conservation Element

Objective No. 8: Provision of adequate parks and recreation facilities to meet the needs of the City

Policies:

1. Development of park standards
2. Development of plans for the location of parks and other recreation facilities in accordance with other land uses
3. Planning with sufficient flexibility to take advantage of financial opportunities which might arise

Objective No. 9: Provision of facilities for senior citizens

Policies:

1. Planning to ensure development of adequate facilities
2. Encouragement of coordination of these activities on the part of schools and other public and private agencies

Objective No. 10: Provision of facilities for the youth of the community

Policies:

1. Planning to ensure development of adequate facilities
2. Encouragement of coordination of these activities on the part of schools and other public and private agencies

Objective No. 11: Provision of child care facilities

Policies:

1. Planning to ensure development of adequate facilities
2. Encouragement of coordination of these activities on the part of schools and other public and private agencies

Objective No. 12: Provision of health care facilities and services

Policies:

1. Determination of needs for both public and private health care facilities and services
2. Establishment of criteria for the location of these facilities throughout the community
3. Encouragement of an appropriate mix of private and public resources to provide emergency health care services
4. Coordination of efforts on health care needs with surrounding communities

Objective No. 13: Development of standards for the location and construction of all power supply facilities



LEGEND:

- EXISTING DRAINAGE CHANNELS
- EXISTING MANMADE DRAINAGE DITCHES
- P EXISTING DRAINAGE PONDS
- EXISTING DRAINAGE LINES
- AREAS WITH INTERIM FACILITIES
- PUMP STATION

→ APPROX.

CO. INTERCEPTOR.

EL MACERO

EXISTING WATER STORAGE TANKS

SEWER AND WATER FACILITIES

TO EL MACERO
SEWAGE TREATMENT PLANT

LOCAL AREA PLANS

CORE AREA PLAN

THE HERITAGE OF THE CORE

The heritage of the Davis Core comes from its historic role as a farm center: a place where farmers came into town in their buckboards for supplies and entertainment, and where some of the wealthier farmers could afford town residences. As the Davis campus of the University of California evolved from the University farm to a "full spectrum" educational institution, a more urban character emerged. The sale of merchandise and services, remained, however, relatively small and personal. Present day residents have long enjoyed the comfortable size and relaxed pace of the town, but they decry a lack of choice of goods and services.

A few fragments of earlier eras remain--the G Street facades, a few Victorian and Edwardian homes, stately on-corner sites and a number of immense old trees that go back to the nineteenth century. The first third of the twentieth century saw construction of the Mission style railroad station, the community church, homes in the University Avenue and Rice Lane areas, and commercial store fronts along Second Street. The next period (to 1960) saw slow commercial expansion (department and variety stores), and an acceleration of residential activity, including fraternities and apartment complexes, to serve the growing University enrollment. The last fifteen years have seen construction of a number of commercial buildings including two story commercial and office structures, several banks, additional restaurants, and conversions of residences to other activities.

During these recent years, the City has taken a more direct role in shaping the Core through the construction of four City owned mid-block, landscaped parking lots, which became nodal points where commercial activities centered and flourished. The shopping facilities around these parking plazas are very contemporary in feeling, resembling suburban shopping centers in miniature. The uniqueness of the Davis Core comes from the coexistence of contemporary buildings with others that go back to the beginning of the town. Unlike the usual suburban site, the town's financial, government, and religious centers are within close distance.

Most of Davis' residents do not remember its earlier years, but earlier times and evolution to the present can be sensed from what remains. It is important to identify and preserve some of the heritage to keep the sense of continuity with the past,

and achieve visual contrast in the Core. This heritage encompasses landmarks and symbols of the town, as well as architecturally meritorious structures. Highlighting and using these structures should be an important component of Core Area urban design, even though some older buildings will inevitably be replaced in the process of the Core's growth.

THE RELATION OF THE CORE PLAN TO THE DAVIS GENERAL PLAN

The new Davis General Plan, adopted in 1973 and revised in 1974 and 1975, sets out the framework for development of a new Core Area Plan which will update the Core Area Plan prepared for the City by Livingston and Blayney in 1961. The new General Plan sets an urban area population growth maximum of 50,000 by 1990, while the 1961 Core Area Plan postulated 75,000 by 1985. Under the new General Plan, commercial facilities should be scaled to accommodate approximately 12,000 additional persons in fifteen years. These facilities need to encompass about 12 to 14 additional acres for both retail and office functions, adequate off-street parking, and open space.

The new General Plan also states emphatically that the concentration of Davis shopping and financial services shall be in the Core. The intent of the General Plan is to protect and promote the Core's role as the major shopping area in the City and to control the extent of shopping areas outside the Core.

The Core Plan, following the form of the new General Plan, contains goals, policies and action programs, as well as diagrams depicting future land use.

GOALS:

1. Make the Core a place that is convenient, accessible and comfortable; a place that reflects the values and needs of the whole community; a place with strong linkages to Davis' residential areas, as well as to the University campus
2. Encourage commercial and other forms of development which are sensitive to Davis' heritage (its tree-shaded streets and older buildings) as well as to contemporary tastes and needs

3. Provide for a wide range of shopping and social experiences; a concentration of governmental and financial services; an opportunity for partial retention and preservation of existing residential areas; and combination of residences with other activities
4. Balance the expansion of Core commercial facilities by encouraging a mixture of store sizes, a variety of offices and services, and inclusion, where possible, of community meeting space
5. Strengthen sales and other tax revenues from the Core by increased commercial activity and diversity
6. Utilize financial participation of the City in the development and maintenance of the Core, where feasible and appropriate

Policies:

A. Circulation and Parking

1. Provide facilities and amenities to encourage bicycling, public transportation use, and walking in the Core. Pedestrian and bicycle linkages within and throughout City blocks to surrounding streets are crucially important
2. Encourage development of some "Santa Cruz" type semi-malls and walkways meandering between blocks and buildings throughout the Core Area
3. Extend public transportation services throughout the Core, with convenient interface of the different systems
4. Promote use of perimeter streets for major flows of traffic and devise treatments for interior Core streets which will deter their utilization as corridors for cross-town traffic
5. Support establishment of consolidated parking or formulation of additional parking districts, where commercial clusters are not served by public off-street parking, utilizing existing space resources and innovative design to minimize their impact

6. Create a non-car oriented character for the University Avenue area

B. Land Use

1. Provide for cohesive downtown growth, and the planned and orderly expansion of commercial and residential functions downtown
2. Promote efficient use of space by encouraging expansion of commercial development on vacant sites, and by second story additions where feasible
3. Encourage a node of related, complementary activities near the community center. (This should be re-examined within context of possible relocation of community center site)
4. Establish focal points including small public open spaces as well as major new public facilities, such as the community center, to encourage social interaction and sense of community
5. Recognize and implement housing development as a vital component of the Core environment
6. Investigate and utilize a variety of methods for upgrading of housing in declining condition and consider housing cooperatives and innovative group oriented housing for areas contiguous to the University

C. Design

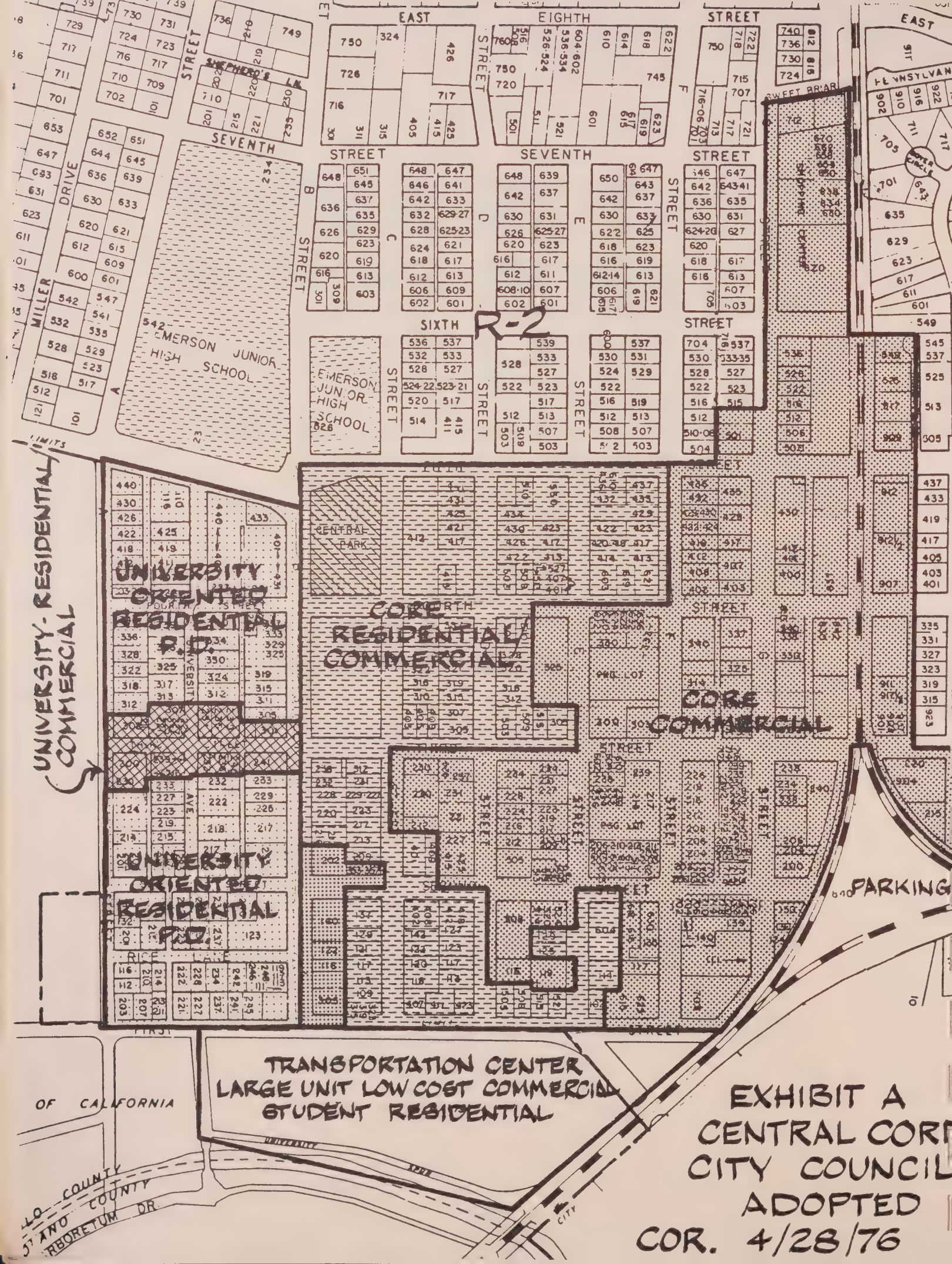
1. Encourage remodeling and new construction to recognize energy conservation standards and practices, such as inner building courtyards, special shading treatments, arbors, arches, and building upward, where possible, to second levels
2. Emphasize multi-story development designed to provide accessibility for the handicapped

3. Preserve the character of the Core by retaining, even if use is changed, structures and groups of structures of architectural merit
4. Enhance the sense of arrival to the Core by beautification of entry routes and all travelways in the Core
5. Strengthen the character of the Core with integrated landscape and street design, and by using design subthemes
6. Ensure scale and height of new development is in harmony with existing and planned development

D. CORE AREA RELATIONSHIP

1. Provide inviting corridors between the Core and campus
2. Extend the feeling and character of the University arboretum into the City
3. Coordinate car and bicycle parking strategies and transportation facility development between the City and campus
4. Develop design physical features which link and extend Core commercial areas to future commercial portions of the Aggie Villa site

(Added April 28, 1976)



SEVENTH STREET
EMERSON JUNIOR HIGH SCHOOL

EAST STREET
SEVENTH STREET
SIXTH STREET
R-2

EAST STREET
SEVENTH STREET
SIXTH STREET

UNIVERSITY-RESIDENTIAL COMMERCIAL
UNIVERSITY ORIENTED RESIDENTIAL P.D.
UNIVERSITY ORIENTED RESIDENTIAL P.D.

CORE RESIDENTIAL COMMERCIAL
CORE COMMERCIAL

CORE COMMERCIAL
PARKING

TRANSPORTATION CENTER
LARGE UNIT LOW COST COMMERCIAL
STUDENT RESIDENTIAL

EXHIBIT A
CENTRAL CORN
CITY COUNCIL
ADOPTED
COR. 4/28/76

OF CALIFORNIA
SAND COUNTY
ARBORETUM DR

PHYSICAL SECTION

SUMMARY OF LAND USE DATA FOR THE CITY OF DAVIS AND THE DAVIS GENERAL PLAN AREA, 1977

	<u>City of Davis (existing)</u>	<u>City of Davis (planned)</u>	<u>General Plan Boundary (existing)</u>	<u>General Plan Boundary (planned)</u>
Residential	2,123	2,756	2,653	3,442
Commercial	124	234	148	242
Residential/Commercial	1	6	1	6
Industrial	133	253	268	273
Schools	143	173	143	173
Public	160	179	818	839
Open Space	120	135	213	244
Vacant	506	---	506	---
Urban Reserve	---	426	---	813
U.C.D.	---	---	3,579	3,579
Agriculture/Agricultural Reserve	998	84	34,071	32,727
Study Area	---	62	---	62
Total Acreage	4,308	4,308	42,400	42,400

STREET STANDARDS ---

Definitions

1. Major Arterial - A continuous street, existing or proposed, so located as to serve arterial traffic and so designed to minimize access to abutting property via driveways alleys and business entrances. Streets feeding, into major arterials should be spaced at one quarter mile intervals. Major arterials should not penetrate neighborhoods and should be planned so as to eliminate through traffic in residential neighborhoods and adjacent to schools
2. Minor Arterial - A continuous street, existing or proposed, so located as to provide a direct route between but not through separate neighborhoods. Minor arterials should be planned to eliminate through traffic in residential neighborhoods and adjacent to schools
3. Collector Street - A noncontinuous street, existing or proposed so located as to collect traffic from local streets and distribute it to minor and major arterials. The difference, other than size, between a collector and an arterial is that a collector penetrates a neighborhood while an arterial does not
4. Local Street - A street, other than a collector or arterial, providing access to abutting property and designed not to accommodate or encourage through trip activities
5. Cul-de-sac - A local street terminating in a turning area and generally not exceeding 400 feet in length

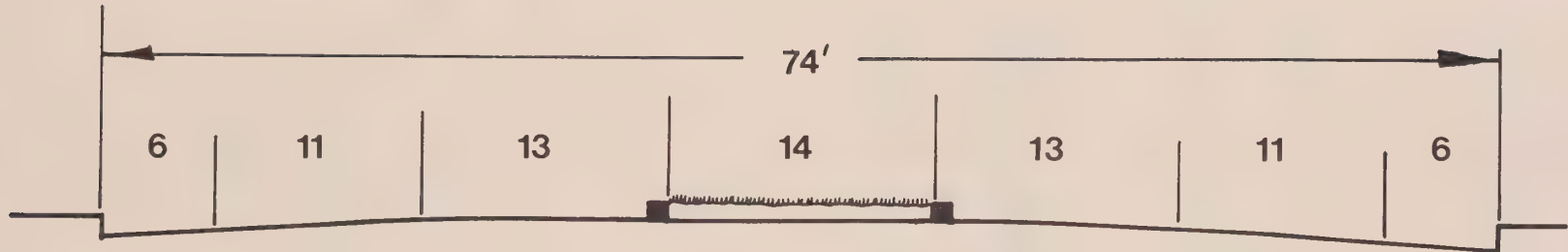
NOTES:

1. Additional street and right of way widening at intersections may be necessary to accommodate turning vehicles and transit stops
2. Additional easements may be required for utilities and planting

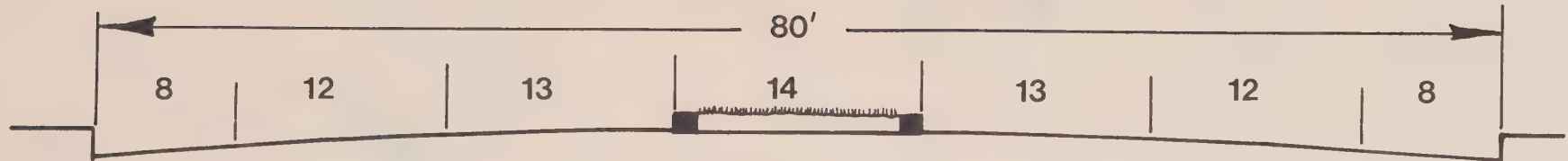
3. General locations of the major and minor arterials are indicated on the Circulation Map in the Circulation-Transportation Element
4. The Planning Commission may approve street widths narrower than above in P-D (Planned Development) and PUD (Planned Unit Development) zoning districts
5. Collector and local streets should be designed, when possible, as to limit their length to reduce the amount of traffic being carried
6. Bicycle facilities will be considered in the design of all arterial and collector streets
7. Right of way width shall be measured at the back of sidewalks for all streets with the exception of major arterials. Additional right of way or easement will be required for sidewalk, bike paths, and landscaping on major arterials. Additional right of way or easement may be required for other streets in order to provide for separate bicycle facilities

Suggested Geometric Cross Sections

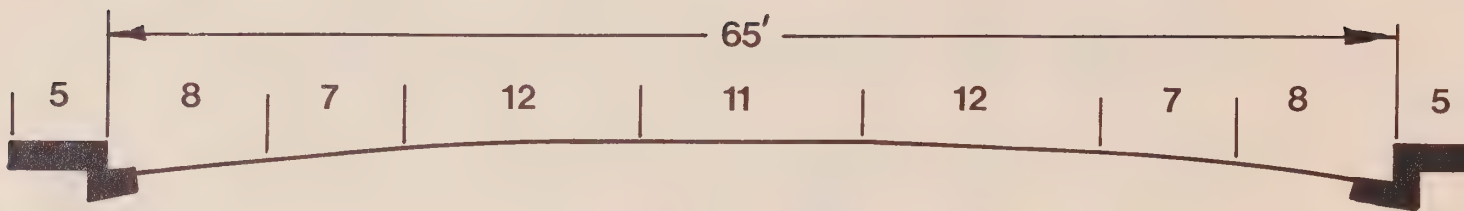
<u>Item</u>	<u>Minimum Width</u>	<u>Street Classification</u>
Moving Lane	12'	Arterials (subtract 1 foot when adjacent to emergency parking)
Moving Lane	11'	Collector with bike lanes
Two Way left turn lane	11'	Minor Arterials
Parking	8'	All streets
Emergency Parking	6'	All streets
Center Median	14'	Arterials
Bike Lane	7'	Minor Arterial and collectors (add 1 foot next to curb lane)
Bike Path	10'	Arterial and collector
Curb Lane	Add 2 feet to minimum lane width ("shy distance")	



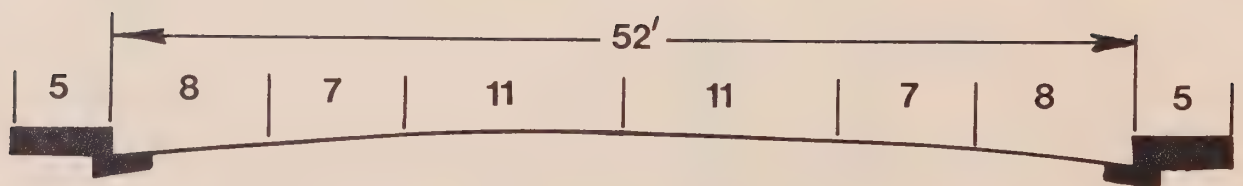
MAJOR ARTERIAL WITHOUT PARKING



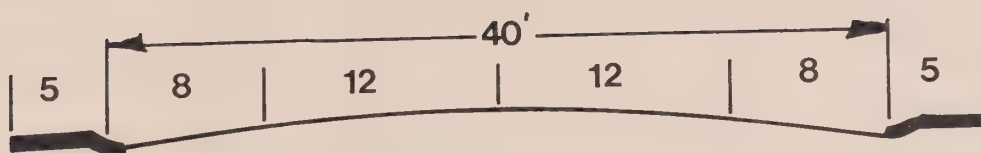
MAJOR ARTERIAL WITH PARKING



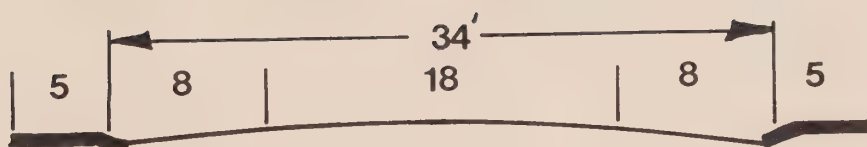
MINOR ARTERIAL WITH BIKE LANES



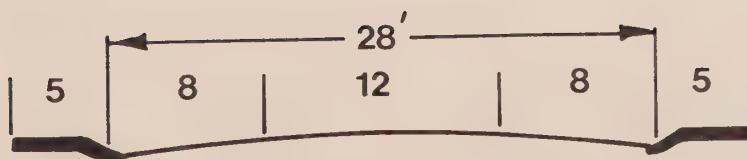
COLLECTOR



MODIFIED LOCAL



LOCAL



CUL-DE-SAC

PARK STANDARDS

Introduction

A properly developed park system will provide facilities and areas to serve the leisure needs of all citizens within a reasonable distance from their home. In order to provide a balance, parks have been classified in terms of their functions and sizes. In order to serve all residents within $\frac{1}{2}$ mile of their homes, mini, neighborhood and district parks have been or will be well developed. City-wide, regional, and special use recreation areas and facilities have been included but are not intended to serve specific areas, but to be accessible to all residents.

The park standards relate to City-owned property and are presented in two parts: (1) a description of each type of park; and, (2) a map and classification list which show the present and proposed locations for Davis parks.

Park Categories

1. Mini Parks
2. Neighborhood Parks
3. District Parks
4. City-wide Parks
5. Regional Parks
6. Special Use Recreational Areas and Facilities

Park Area (General Descriptions)

1. Mini Parks

A recreational area serving all age groups. A mini park should be built to satisfy the needs of the population in the immediate area. Should have area equipped with appropriate creative play equipment.

2. Neighborhood Recreation Parks

A recreation area which provides for indoor and outdoor programs and activities. Neighborhood recreation parks should serve one neighborhood, and be centralized within that neighborhood. Where possible they should be located next to schools to avoid duplication and achieve joint use advantages. Neighborhood recreation parks should primarily serve the needs of the neighborhood residents.

3. District Recreation Parks

A recreation area which provides recreational opportunities for several neighborhoods. District recreation parks should avoid duplication of facilities already provided in neighborhood recreation parks, and where suitable, be located adjacent to a secondary school. It should include such facilities as an aquatic center, provision for evening recreation, indoor facilities, amphitheater, specialized athletic fields, tennis, handball, and basketball courts, large and small picnic areas, and barbecue facilities, convenient parking, tot play apparatus and restrooms.

4. City-wide Recreation Parks

A recreation area which provides recreational opportunities for the entire city. A city-wide recreation park will serve all ages of the city and will provide facilities that serve a city-wide need not found in any other park facility. It could contain many specialized recreational activities and areas. Examples include: golf courses, major swimming and sports centers, large outdoor theaters, zoos, special gardens and water features, fine arts auditorium, arts and crafts centers, etc.

5. Regional Recreation Parks

A recreation area which provides some remoteness from the urban setting including opportunities not possible in other parks within the city park system. A regional recreation park may be the joint effort of more than one government agency. It should be developed to preserve existing natural areas, areas of great scenic beauty, or areas of historical interest. A regional recreation park could include such facilities as arboreta, camping areas, boating and fishing facilities, riding and hiking trails, and other special use facilities.

6. Special Use Recreation Areas and Facilities

A special use area and facility is a specific type of recreation area as compared to parks which serve broader needs. A special use recreation area or facility offers a type of recreation not found at any other recreational park area. A special use recreation area or facility may be incorporated as a segment of a city-wide or regional park complex.

7. Circulation

To serve the open space need and desires of a maximum number of persons in their daily comings and goings, it is desirable that all parks front on at least two streets, one of which is a through street.

(Added February, 1975)



PARK LOCATIONS

- Central Park
- College Park
- Cedar Park
- Stonegate Mound Park
- Covell West of Anderson
- South of I-80 - Road 103 Area
- Pioneer Park
- Chestnut Park
- Covell Park
- Redwood Park
- 10. Sycamore Park
- Oxford Circle Park
- Oxford Circle Addition
- Westwood Park
- Stonegate Park
- Haussler Property
- Covell West of Anderson
- North Stonegate Area
- Community Park
- Slide Hill Park
- Golf Course
- Landfill Park
- Teen Center
- Pence Property
- Putah Creek Parkway
- Drainage Ponds West of Hwy. 113
- South Davis Manor Park
- N Street Mini Park

LIST OF DAVIS HISTORIC RESOURCES

COMPILED BY THE

DAVIS HISTORICAL AND LANDMARKS COMMISSION

1977

**Starred items are covered by the Historic or Cultural Landmarks Ordinance, No. 651, passed and adopted January 15, 1973. (See Conservation and Flood Prone Areas Map)

Historic sites in Davis which were submitted to the State of California Department of Parks and Recreation, for inclusion in the Comprehensive Plan for California History, December, 1971

- ** 1. "Avenue of Trees," Russell Boulevard west of State Highway 113
- 2. Yolo Plank Road and Turnpike of 1855, 4.5 miles westward from Sacramento River to center of Sec. 34, Township 9 Range 3E later became Tule Lake Road
- 3. Riggs-Swingle-Howat Home, Swingle Station, circa 1854, NE of CR 105 and railroad
- 4. Jerome C. and Mary Chiles Davis Homestead, U.C.D., 1852 (site marked with a plaque by Historical Commission in 1972)
- ** 5. Davis Junction, California Pacific Railroad, 1868, (SP Station) (Depot building listed on the National Register of Historic Places)
- ** 6. Dresbach-Hunt-Boyer Home, 602 Second Street, 1875 (Listed on the National Register of Historic Places)
- ** 7. LaRue-Romani Home, "Arlington Farm" Russell Boulevard, 1887, also earlier irrigation reservoir
- 8. William M. Montgomery Home, Road 32A, 1860 (added to inventory in 1973)
- ** 9. Brown-Miner-Abbott, 417 G Street, moved into town and remodeled 1887 (added to inventory 1973 and demolished in 1975)

Other Historic Sites in Davis Area

- ** 10. Joshua B. Tufts-Longview-Anderson Home, 464 J Street, SE corner of Fifth and J Streets
- ** 11. Site of Original Methodist Episcopal Church, South (1875) Henle-Bruhn Home, 305 E Street, NW corner of Third and E Streets
- ** 12. W. S. Williams-Drummond-Curran Home, 320 I Street, 1876
- ** 13. Anderson Bank Building, 203 G Street, NW corner of Second and G Streets, 1914
- ** 14. Davis Joint Union High School, 23 Russell Boulevard, 1924
- ** 15. Davis City Hall, 226 F Street, 1938
- ** 16. Davis Cemetery, Pole Line Road, 1955
- 17. L. C. Drummond-Reed-Kovacic Home, 216 D Street, 1874
- 18. Werner-Hamel Home and Ranch Buildings, South of Chiles Road, built 1859, remodeled 1885 (Relocated to Los Robles Street in South Davis in 1976)
- 19. Lester Hamel Home, Hamel Ranch, 1895
- ** 20. Davis Community Church, 412 C Street, 1926
- 21. Site of Original Davisville Presbyterian Church (Davis Community Church), 1970, 412 C Street
- 22. Jacob Snyder-Abplanalp Home, 1867, CR 30B and CR 105 NW corner (out of map area)
- 23. Gotfried Schmeiser Home, 1868, CR 95 and CR 31 (out of map area)
- 24. William Oeste - Street Home, 1868, CR 96 and CR 31 (out of map area)
- 25. Hext-Pfanner Home, 1975, CR 97D (out of map area)
- 26. Francis E. Russell Home, 1878, Russell Boulevard and CR 95 (out of map area)

27. William Wright Home, 1881, CR 30B
(out of map area)

- ** 28. Boy Scout Cabin, First and F Streets, 1927

University of California Landmarks

29. University House, 1908
30. North Hall, student dormitory, 1908
31. South Hall, student dormitory, 1912
32. Wyatt Pavilion Theatre (Livestock-Judging Pavilion),
1908
33. University Arboretum
34. Other U. C. Davis Landmarks including Briggs Reservoir

Other Historical Resources

35. Native plants and trees (see List of Landmark
Trees compiled by the City of Davis Street Tree
Commission)
36. Natural waterways: Sink of Putah Creek, Willow
Slough, Dry Slough, etc.
37. Potential Archaeological Sites (survey needed)

ACTION PROGRAMS

ACTION PROGRAMS

Introduction

These action programs are designed as additional tools for implementing the General Plan. They provide a series of formal review procedures designed to coordinate the various activities of the City of Davis. In addition the action programs provide criteria for decision-making and thereby facilitate the development of the City in the most efficient, economic and systematic method possible.

It is hoped that through these programs Davis will avoid the pitfalls that have plagued so many cities in the past, that the result will be a well-planned community providing for the needs of all its citizens.

AGRICULTURAL CONSERVATION ACTION PROGRAMS

1. Adoption of appropriate ordinances and resolutions to provide for the following land use designations:
 - a. Agricultural Reserve - A prescribed area within which the use of land is suitable for the preservation of natural resources and the managed production of resources including plant and animal life, rivers and streams and banks thereof, scenic, historic or cultural value areas, park and recreation purposes, and areas for the preservation of public health and safety such as earthquake or fault zones, unstable soil areas, flood plains and high fire risk areas. (Amended 1975)
 - b. Agricultural Reserve Zoning - A zoning classification for the regulation of the use of land to be maintained in agricultural production or open space uses listed above. This zoning classification will be used both separately and concurrently with Williamson Act contracts and will therefore be a prerequisite to the establishment of agricultural preserves within which contracts may be entered into under the Williamson Act. (Amended 1975)
 - c. Agricultural Conservation District - A land use designation identifying areas to remain indefinitely in agricultural production.
2. Contact with property owners to encourage their applications for Williamson Act contracts.

HOUSING ACTION PROGRAMS

Annual Residential Development Needs Analysis

The Davis General Plan calls for development of housing to meet the needs of the community, as it relates to the region, with emphasis on providing housing for everyone who works, goes to school, or is retired in Davis. The plan also calls for providing housing in each planning area to meet the needs of people in all income brackets. To accomplish this task, the Community Development Department is required to develop annually a report to be called "The Three Year Residential Needs Report."

Based upon an analysis of existing housing needs and economic mix within each planning area, the report will establish the plan for housing development in the City of Davis for the following three years. The report will identify the locations, quantity, costs, approximate construction dates, and types of housing to be built in Davis to meet the objectives of the General Plan.

Each year the Community Development Department shall forward the completed Needs Report to the City Council. The City Council will review the report, hold a public hearing, and establish the Residential Needs number. (Amended 1977)

Housing Development Priority Program

The purpose of the Housing Development Priority Program is to establish a formal review and approval process for housing applications. This program is designed to promote competition among developers, increase the quality of housing, provide a greater economic mix than presently exists, and conform the number of units developed each year to those necessary to fulfill the community's needs.

Under the Housing Development Priority Program all those wishing to develop housing in the City of Davis in a given time period will be required to submit their applications no later than a specific date set forth in the enabling ordinance. All applications submitted will be reviewed and evaluated on a preliminary basis by the Community Development Department staff in accordance with a formal evaluation system to be set forth in a document. The Housing Review Board shall review and forward a final recommendation for each plan to the City Council, where final decisions will be made. The document describing the "Housing Development Priority Review System" will establish a set of dates: the latest date when appli-

cations can be filed; the dates for Community Development Department, Housing Review Board, and City Council decisions, and the dates for final map approvals, building permit issuance, and commencement of construction. Single family detached homes, except as provided by the enabling ordinance, will not be issued building permits on approved plans until the developer delivers verification of sales receipt to the City.

All plans found to be consistent with the General Plan shall be approved and developed when called for by the General Plan's time phasing. In making this finding the Housing Review Board and City Council shall emphasize the following:

1. Does the application improve the economic mix in the planning area?
2. Are public facilities and services readily available?
3. Does the application meet internal growth needs?
4. What is the economic impact of the proposed development?
5. Does the development tend to create a more compact city?
6. Will approval of this application further Davis' goal of providing low and moderate cost housing?
7. Does the development provide adequate design diversity? For example, in the case of single family dwellings, will lots be available to individual builders?
8. Does the development have a minimal environmental impact, and are adequate mitigation measures available?

With objective review of all plans simultaneously, the City of Davis will be able to control growth in such a manner as to meet the housing needs of the entire community as set forth in the General Plan, while still providing fair treatment to all involved in the process.

Affirmative Housing Program for Low Income People

The Housing Element of the Davis General Plan states that the City will attempt to assure an adequate supply of housing for all people of low income in the city. In order to accomplish this goal it will be necessary for the City of Davis, among other things, to commit some of its own resources. To accomplish this, the General Plan recommends the creation of a flexible mechanism which will encompass the many and diverse approaches possible.

In adopting this program, the City of Davis will designate or create and staff a legal agency to foster and maintain a permanent pool of housing in Davis for people of low income.

Housing Conservation Program

The Housing Conservation Program is intended to maintain the existing supply of sound housing and to prevent the physical deterioration of the existing housing pool in Davis.

To accomplish this, staff shall be charged with responsibility of developing a list of all substandard and deteriorated or deteriorating structures within the City.

Units which are to be resold or rented for extended periods will be required to obtain an occupancy permit prior to their being occupied. The owner must obtain an occupancy permit from the Building Department prior to initial rental. Prior to issuance of the occupancy permit, the staff will inspect the unit and require correction of applicable code violations.

Through this program and other appropriate means, the City of Davis intends to prevent the downgrading and blighting of areas because of inadequate maintenance of rental units and nonconformity or noncompliance with the Zoning Ordinance and Health, Fire, Safety and Building codes.

CORE AREA ACTION PROGRAM ---

1. Zoning

Develop new zoning designations which reflect goals and policies of the Core Area Plan. This zoning should be flexible, but set the direction for desired development and preservation, and accommodate a variety of activities. Within the new zoning, the following kinds of environments should be considered: (1) intensively commercial; (2) housing with less intensively commercial; (3) University oriented housing. The levels of commercial intensity and residential density should be based on a detailed capability analysis involving potential for rehabilitation of existing structures, their suitability for mixed use, and on the capacity of utilities and parking. Shading requirements for commercial structures should be included as part of the zoning. Work with the University Avenue area owners and residents should continue toward improved zoning for a residentially varied area enhanced by open spaces and innovative ways of handling parking.

2. Housing

Determine feasibility of following methods of upgrading housing:

- Code enforcement combined with a rehabilitation loan program.
- Special landlord/tenant agreements relating to tenant improvements and maintenance.
- Housing preservation contracts with owners, similar to concept of Agricultural Preservation contracts.
- Tax incentives for repairs.
- Moving and recycling older houses displaced by commercial or other expansion onto a special location within or near the Core.

Proceed with preparation of Local Area Plans for the Olive Drive area, and the area east of the Core to L Street and recognize opportunities for specialized housing for portions of these area.

3. Commercial Development

There should be specific identification of commercial goods and services which are under supplied or lacking in Davis, and the City should actively seek to accommodate these missing enterprises. The City should participate with the University in determining standards for the scope and design of commercial and other facilities on the Aggie Villa site, and the appropriate lease and annexation arrangements. Within other parts of the downtown, guidelines should be established for public use of small open spaces in commercial dominated blocks.

Research should be undertaken on funding options and methods for providing consolidated parking facilities within one or two blocks of major clusters of commercial or other activities generating parking not now located in parking districts. Efforts should be continued to develop the Southern Pacific Railroad triangle as an additional public parking area. Spaces on this site and other appropriate sites should be considered for Core Area employees who should be restricted from short term parking areas.

4. Design

Provide for preparation of a Core Area Urban Design Plan which stresses environmental enhancement, such as shading, improvement of alleys, sidewalks, interior walkways and streets, accessibility for the handicapped and the provision of accessories such as lighting, seating areas, drinking water/restrooms, community bulletin boards and kiosks. Core users' preferences and needs should be surveyed as part of this work.

(Added April, 1976)

NOISE ACTION PROGRAM

1. Incorporate noise impact assessments in all environmental impact reports.
2. Consider noise impacts in all planning, zoning, and design decisions in order to prevent adverse impacts as defined in the Noise Element.
3. Use every available avenue for obtaining Federal, State, and County noise abatement assistance, particularly in regard to noise barriers along highways and railroads.
4. Actively enforce Federal and State muffler laws and motor vehicle noise emission standards.
5. Actively enforce, through the Building Official, the sound insulation section of the California Administrative Code.
6. Establish through the proper channels priorities for erection of sound barriers and other appropriate noise reduction measures along critical noise routes.
7. Adopt a comprehensive noise control ordinance. Evaluate the success of the noise control ordinance, and make recommendations for changes, if necessary.
8. Purchase appropriate sound measurement meters and assign and train noise enforcement personnel.
9. Develop and disseminate information in order to educate the public about, and sensitize them to, potential noise problems and conflicts.
10. Specify a certain number of quiet and noise days, and develop appropriate programs for implementation.

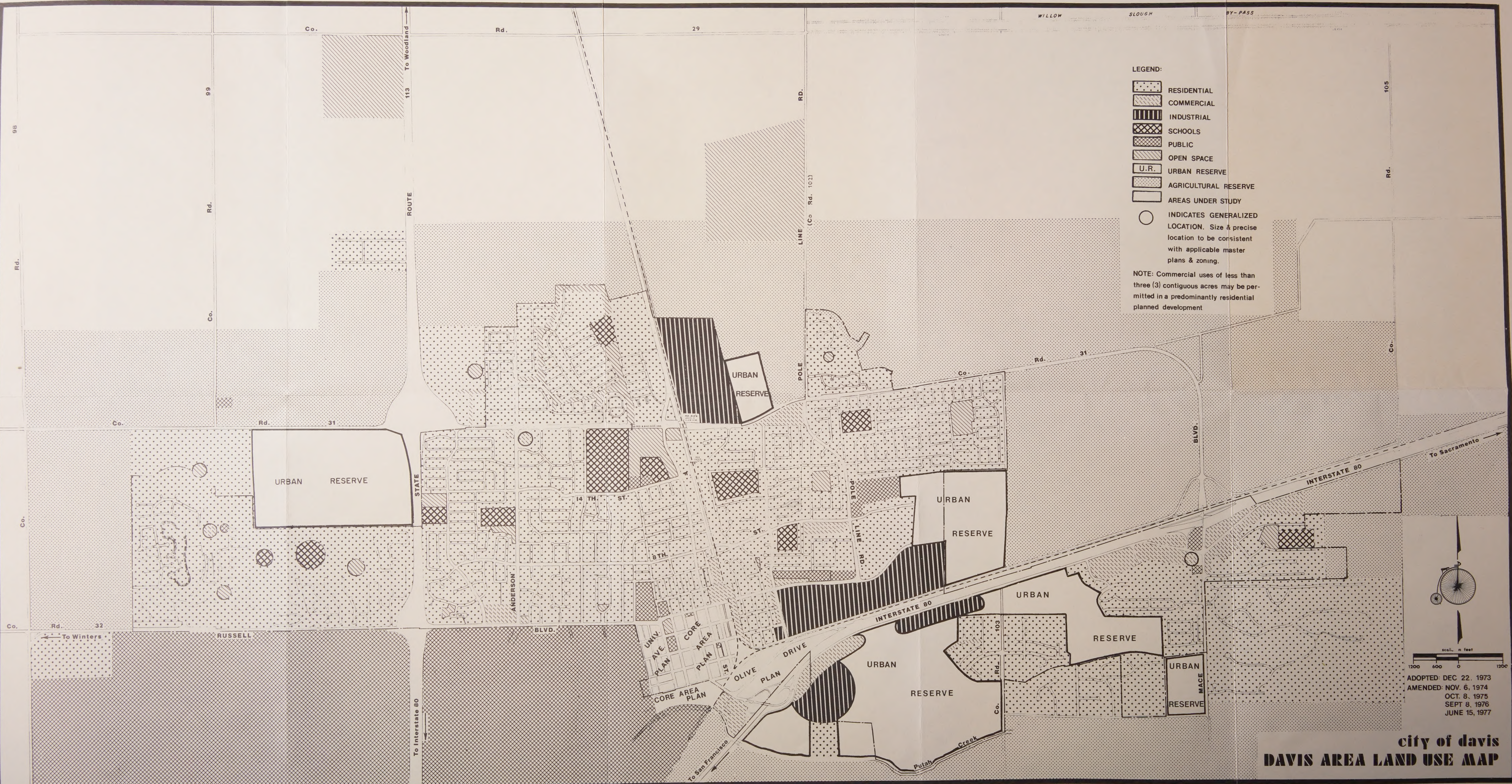
(Added 1977)

ARTS ACTION PROGRAM

1. Continue the acquisition of funds in the Municipal Art Fund through implementation of Ordinance 720 providing for 1% capital improvement projects for purchase or commission of works of art in public places, as well as encourage private funding in all areas of the Arts.
2. Give priority in the City Arts budget to the maintaining and expanding of the facilities at the Veterans Memorial Theatre for use by community performing groups.
3. Develop rehearsal, shop, and storage space accessible to those using the Veterans Memorial Theatre.
4. Determine needs and existing supply of studio space for:
 - a. Studio artists
 - b. Craftspersons
 - c. Dance rehearsals
 - d. Music rehearsals
 - e. Living/working combinations
5. Work with the Community Development staff and commissions to incorporate art studio spaces into future commercial, industrial, residential, and public projects and into appropriate zoning controls.
6. Investigate ways of providing specialized studio spaces (such as sprung floor for dance) to be available to artists at an affordable rate.
7. Search for ways to provide arts experience not presently available in Davis.
8. Encourage the formation of a membership Arts Council as a common ground for the variety of arts organizations in Davis.
9. Continue to search for appropriate grant programs to provide implementation tools for local Arts projects.

(Added 1976)

BIBLIOGRAPHIC DATA SHEET		1. Report No. DAV 77-105	2.	3. Recipient's Accession No.																				
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			11. Contract/Grant No.																					
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			14. (Amended 1977)																					
16. Abstracts General Plan for primarily residential community, presently 34,600 population expected to grow to 50,000 by 1990. University oriented community (University of California). Controlled growth plan implemented by housing priority program designed to meet only internal needs. Goals, policies, objectives regarding Conservation, Open Space, Recreation, Arts, Housing, Circulation-Transportation, Noise and Land Use. Identifies street and park standards and historic resources. Describes Davis profile, history, function, growth and organization of General Plan.																								
17. Key Words and Document Analysis. 17a. Descriptors																								
<table border="0"> <tr> <td>Urban areas</td> <td>Land development</td> </tr> <tr> <td>Residential Buildings</td> <td>Natural resources</td> </tr> <tr> <td>Public buildings</td> <td>Social organization</td> </tr> <tr> <td>Commercial</td> <td>Recreation</td> </tr> <tr> <td>Urban planning</td> <td>Conservation</td> </tr> <tr> <td>Agricultural preservation</td> <td>Parks</td> </tr> <tr> <td>City planning</td> <td>Community development</td> </tr> <tr> <td>Urban transportation</td> <td>Aesthetic properties</td> </tr> <tr> <td>Design standards</td> <td>Aesthetic values</td> </tr> <tr> <td>History</td> <td>Goals, objectives and policies</td> </tr> </table>					Urban areas	Land development	Residential Buildings	Natural resources	Public buildings	Social organization	Commercial	Recreation	Urban planning	Conservation	Agricultural preservation	Parks	City planning	Community development	Urban transportation	Aesthetic properties	Design standards	Aesthetic values	History	Goals, objectives and policies
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17c. COSATI Field/Group																								
05 Behavioral and Social Sciences/Human Factors Engr. 13 Mechanical, Industrial, Civil and Marine Engr.																								
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LEGEND:

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- SCHOOLS
- PUBLIC
- OPEN SPACE
- U.R. URBAN RESERVE
- AGRICULTURAL RESERVE
- AREAS UNDER STUDY
- INDICATES GENERALIZED LOCATION. Size & precise location to be consistent with applicable master plans & zoning.

NOTE: Commercial uses of less than three (3) contiguous acres may be permitted in a predominantly residential planned development

ADOPTED: DEC 22, 1973
AMENDED: NOV. 6, 1974
OCT. 8, 1975
SEPT 8, 1976
JUNE 15, 1977

city of davis
DAVIS AREA LAND USE MAP

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